

**The Town of Spencer**  
**Redevelopment Commission Regular Meeting**  
**January 15, 2020, 6:00 P.M.**  
**90 N. West Street, Municipal Building**  
**Spencer, IN 47460**

**Board Members present:** Michael Spinks, Wally DeFord, Gary Brinson, Ed Hines and Dean Bruce.

**Absent:**

**Also Present:** Ex-Officio, Chad Briggs, Bob Swintz with London Witte Group

**Election of Officers:** Gary Brinson made a motion to retain the officers as they are. The motion was passed. The officers are Mike Spinks, President, Wally DeFord, Vice President, and Ed Hines, Secretary.

**In the Matter of Approval of the Minutes**

November 20, 2019 minutes were submitted for approval. Wally DeFord made a motion to approve the minutes as presented. The motion was seconded and passed.

**In the Matter of New Business**

Bob Swintz with the London Witte Group introduced himself. He mentioned that the problems the commission is experiencing is common around the State. When he first got involved, it was because the assessed values seem to be going down, but it looks like that got corrected. He said there are reports that will need to be filed through Gateway, first as of April 1<sup>st</sup>, and he will work with Cheryl to see how he can help. He also mentioned there is a required annual meeting that the Commission needs to hold and he will help with that when it gets scheduled. He also said he has a report of all properties in the TIF district and they will try to monitor those to see how they are changing or not changing, and they will work with the County Auditor to fix those. There is also a TIF Neutralization process that at the minimum, they review them. He also said he will try to keep the commission up on any changes at the state or county level. He reiterated that TIF should just be real growth and not trending growth.

There was a question about what the TIF funds could be used for, and Mr. Swintz said typically, it is capital expenditures, but for his services, they are considered TIF eligible.

**Wally DeFord made a motion to recommend the Letter of Engagement to the Town Board for approval. The motion was seconded and passed.**

**In the Matter of Claims and Adjournment**

A claim from the Attorney in the amount of \$175 was presented and approved.

The meeting was adjourned at 6:45 P.M. The next meeting is scheduled for March 18, 2020.

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Michael Spinks, President

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Wally DeFord, Vice President

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Ed Hines, Secretary

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Gary Brinson, Member

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Dean Bruce, Member

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Attest: Cheryl Moke, Clerk-Treasurer